

GC&P DEVELOPMENT, LLC

October 16, 2020

Thomas Connelly, AICP
Director
Building & Planning Department
City of Wheeling
1500 Chapline Street
Wheeling, West Virginia 26003

RE: GC&P Petition Filings

Dear Mr. Connelly,

Enclosed please find for filing, additional petitions of support in favor of our Application. You will see that there are 441 door-to-door petitions and an additional 268 electronic ones for a total of 709.

In addition, please be advised that our proposed development and pending application have had in excess of 550,000 references in newspaper circulation; over 75,000 views on our FaceBook page resulting in over 20,000 likes and thousands of favorable comments; and, our GC&P Supporter page has over 850 members. We ask that you review and consider that social media information.

We have done our best to make our project known publically. In addition to our open public meeting at Oglebay, we have sent out over 12,860 direct mail pieces, and have also participated in numerous television and radio interviews to reach out to the entire Wheeling area to openly and fully address questions and concerns.

Please file these petitions, along with this letter, as a part of our file. I thank you for your attention to this matter.

Sincerely yours,
GC&P DEVELOPMENT, LLC

By 
Kevin P. Coyne, Member

**WHY SUPPORT THE GC&P DEVELOPMENT MIXED USE
VILLAGE – KNOW THE FACTS**

- **PERMITTED:** All work done to date has been properly permitted (WV Forestry, WVDEP, WVDOH and City)
- **LAND:** Land for new development in Wheeling is scarce. GC&P owns 120 acres of developable land.
- **NEED:** Wheeling continues to lose population (9% in last decade), business and money. Mixed Use Developments have been successful in attracting new business, help retain younger population and spur business growth.
- **NEW INCOME TO THE CITY:** The GC&P Project will create **\$4,540,000** during construction & **\$2,281,854** annually.
 - Will provide needed income to expedite long overdue and underfunded EPA mandated storm water, sewer repairs, separation and improvements in Woodsdale area.
- **NEW INCOME TO THE STATE:** **\$12,000,000** severance, **\$4,540,000** during construction & **\$4,070,285** annually.
- **NEW JOBS:** **500-600** temporary and **1,078** permanent jobs
- **OVERDUE ROAD IMPROVEMENTS:** Road upgrades under WVDOH supervision to already deficient roads. RT 88 continues to be an area of growth and expansion. Road improvements are long overdue.
 - In addition to improving safety and drainage, it would also remove blighted structures and improve and compliment the arrival experience to Oglebay Park.
- **STORM WATER MANAGEMENT:** Without development: **NOT** required. WITH Development, the project will substantially reduce the size of the watershed that contributes, along with Oglebay property, storm water to the Woodsdale neighborhood. With development, the site will be required to collect and store or otherwise manage storm water under WVDEP supervision. This would include directing storm water from the new 55 AC pad away from Woodsdale.
- **LACK OF EXISTING SEWER CAPACITY.** According to a recent City report, there is **no capacity** for ANY new development, including permitted uses in this area. This affects anyone seeking to expand or develop anywhere in this area for ANY purpose. The project will motivate long overdue utility upgrades and extensions.
- **APPROVED LAND USE:** The majority of the 120 acres may NOW be used for its current zoned use, including both commercial and residential; however regardless of use, there is no capacity for GC&P **or anyone else** to expand into the existing overburdened sewer system.

- **RESIDENTIAL ONLY PROBLEMS:** Households create traffic. Households without corresponding nearby commercial services create traffic with deleterious effects through the transportation system. Residential only use creates more impactful traffic and less tax revenue than Mixed Use.
- **WOODSDALE UNTOUCHED:** The entire development will be on the northern side of “Woodsdale Hill” and will NOT be visible to the residents of Woodsdale.
- **GREEN PROJECT:** Only 55 of 120 acres will be developed for the Mixed Use Village. New and existing trees will line walking, cycling paths and green spaces as an integral part of the development and will adjoin land owned by Oglebay.
- **NOT THE HIGHLANDS:** This is a community scale project, much smaller than the Highlands and will not attract the same tenant mix or otherwise compete with it.
- **NOT DOWNTOWN:** Community Scale Development, is not the type of development existing or contemplated for Downtown. Wheeling must grow and be prosperous and as a result the seeds of economic development planted Downtown, with public funds, can begin to bear fruit. Economic Development on this site will make a substantial contribution to prosperity for Wheeling as a whole.
- **CONSERVATION DEVELOPMENT:** Conservation Development as a Future Use does NOT preclude development.
- **COMPREHENSIVE PLAN (Plan) COMPLIANT:** The purposes of the Plan is not to exclude any new development for a Special Area District but rather to encourage flexibility of land use for the City to ensure that vitally important large parcels of land can be put to their highest and best use and to provide a protocol for amending the future use plan.
 - The Plan encourages new housing & residential growth. The Mixed Use Village provides new housing.
 - The Plan encourages new sources of revenue to the City. The Mixed Use Village provides new income.
 - The Plan satisfies multiple other Initiates of the Plan.
- **SPECIAL AREA PLAN (SAP):** Created by the City with GC&P’s Project in mind. The SAP is for areas that have potential for large development that could vary from the existing Future Use Plan. The Mixed Use Village meets the SAP requirements and gives the City latitude to approve any viable type of land use for the site.
- **NOT FINAL APPROVAL:** GC&P is only requesting approval of a Special Area Plan. If approved, the Project still requires zoning and site plan approval by the City; and approvals and ongoing oversight by the WVDEP, WVDOH, US Army Corp of Engineering, and many other governmental agencies.